



AXIS FINANCE LIMITED
 (CIN No. U65921MH1995PLC212675)
 Axis House, C-2, Wadia International Centre,
 Pandurang Budhkar Marg, Worli, Mumbai - 400025

NOTICE FOR SALE OF IMMOVABLE PROPERTY
 (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Axis Finance Ltd. (AFL), the Possession of which has been taken by the Authorised Officer of AFL, will be sold on **26.10.2026 & 27.10.2026 & 30.10.2026 & 06.11.2026 & 16.11.2026** on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said **26.10.2026 & 27.10.2026 & 30.10.2026 & 06.11.2026 & 16.11.2026**. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the AFL on or before **23.10.2026 & 26.10.2026 & 29.10.2026 & 05.11.2026 & 15.11.2026 till 5.00 PM** at Branch address **AXIS FINANCE LIMITED, Office (Axis Finance Limited I At C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai-400025**.

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on
1.	0456AHA0006669	Akash kumar Vasantkumar Sarkhedhi Harshaben Vasantkumar Sarkhedhi	10th November, 2025, issued u/s 13(2) of SARFAESI Act - Rs 30,03,665 (Rupees Thirty Lakhs Three Thousand Six Hundred and Sixty Five only) due as on 17th October 2025	26.10.2026	Rs. 21,63,161/- (Rupees Twenty One Lakhs Sixty three Thousand One Hundred and Sixty One only) EMD- Rs. 2,16,316 (Rupees Two Lakhs Sixteen Thousand Three Hundred and Sixteen only)	Rs.32,36,936 (Rupees Thirty Two Lakhs Thirty Six Thousand Nine Hundred and Thirty Six only) due as on 17th July 2026
Details of Secured Assets : All that right, title and interest of property Flat No. B/2, Built- Up area measuring 102.11 Sq. Mtrs., super Built-Up area measuring 111.53 Sq. Mtr. on First Floor of City Survey No. 1540 to 1542, Ward No. 169, Known as "Akash Deep Residency" Situated at Mr. Pili Garden, Sardar Patel Road, Dist. Bhavnagar. The property is bounded as under: EAST: Flat No. B/3, WEST: Vraj Swami Apartment, NORTH: Bahubali Complex, SOUTH: Entrance, Passage & Stair						
2.	0456MMA00001152	MR. DIPAKKUMAR CHAMPAKKAL SATARIYA MRS. SIMABEN DIPAKKUMAR SATARIYA (Co-Borrower I cum Mortgagor)	25.02.2026 Rs. 21,39,053 (Rupees Twenty One Lakhs Thirty Nine Thousand and Fifty Three only) due as on 25th February 2026	06.11.2026	Rs. 49,58,640/- (Rupees Forty Nine Lakhs Fifty Eight Thousand Six Hundred and Forty Only) EMD: Rs. 4,95,864/- (Rupees Four Lakhs Ninety Five Thousand Eight Hundred Sixty Four Only)	Rs. 22,62,834/- (Rupees Twenty Two Lakhs Sixty Two Thousand Eight Hundred Thirty Four Only) due as on 27th July 2026,
Details of Secured Assets : All that Piece and Parcel of bearing non-agricultural plot of land in Majje: Adajan, Surat lying being land bearing R.S. no. 3281, Group Housing Scheme Known as "YABHAVNAGAR HOUSING SOCIETY" Paiki Plot No. 17, Open Land measuring 44.00 Sq. Mtrs., City Survey Office Tikla no. 92, Chalta no. 250, Surat Mahanagar Palika Municipal Tenement no. 17B-05-5101-0-001 at Registration District & Sub-District Surat District Surat within the State of Gujarat						
3.	0456MMA00014880	Maheshkumar Sundarlal Lohar (Borrower) Shanta Bai (Co-Borrower I)	12.03.2026 Rs. 2,81,67,364/- (Rupees Two Crore Eighty One Lakhs Sixty Seven Thousand Three Hundred and Sixty Four only) due as on 11th March 2026	27.10.2026	Rs 35802000 (Rupees Three Crore Fifty Eight Lakhs Two Thousand only) EMD: Rs 3580200 (Rupees Three Lakhs Fifty-Eight Thousand and Two Hundred only)	Rs 2,99,29,036 (Rupees Two Crore Ninety Nine Lakhs Twenty Nine Thousand and Thirty Six only) due as on 01.10.2026,
Details of Secured Assets : All the piece and parcel of immovable property bearing Commercial Shop No 3 on First Floor having measuring area about 315.8703 sq metres i.e. adjoining area 3400 sq ft in the Scheme known as "SHREE PANCHVILA TOWER" of Jayantnagar Co-operative Housing Society Limited Vibhag-3 constructed on the non-agricultural bearing T.P No 1 and F.P No 84, situated lying and being at Moje Memnagar of Taluka Ghatoliya District Ahmedabad of Sub District Ahmedabad -03 (Memnagar) within the State of Gujarat and mentioned as follow, Boundaries: East: Main Road, West: Other Property, North: Society Internal Road, South: Shop No 2						
4.	0456MMA00002646 0456MMA00002647	Strutten Prefab Private Limited (Borrower) Pavitarkaur Singh (Co-Borrower I) Amandeep Singh G (Co-Borrower II)	29.05.2026 Rs. 13484004 (Rupees One Crore Thirty Four Lakhs Four Thousand and Four only) due as on 28th May 2026	30.10.2026	R.P.Rs. 3138912 (Rupees Thirty One Lakhs Thirty Eight Thousand Nine Hundred and Twelve only) - Property -1 Rs 24899400 (Rupees Two crore Forty Eight Lakhs Ninety Nine Thousand and Four Hundred only) - Property -2 EMD: Rs 313891 (Rupees Three Lakhs Thirteen Thousand Eight Hundred and Ninety one only) - Property -1 EMD: Rs 2489940 (Rupees Twenty Four Lakhs Eighty Nine Thousand Nine Hundred and Forty only) - Property -2	Rs 1,41,19,288/- (Rupees One Crore Forty One Lakhs Nineteen Thousand Two Hundred Eighty Eight Only) due as on 07.10.2026
Details of Secured Assets : Property 1. All that Piece and Parcel of Flat No 506 on 5th Floor Building No G/2 Shrugall Homes Near D Mart Althan Barrolli Surat Gujarat 394210. Property 2- All that Piece and Parcel of bearing non-agricultural plot of land in Majje Dindoli, lying being land bearing R.S. no. 118, Block no. 190/ Paiki 2, as per Revenue Record measuring 19331.00 Sq. Mtrs., T.P. Scheme no. 69 (Godadara-Dindoli), F.P. no. 161, measuring 13951.00 Sq. Mtrs., Known as "RAJMAHAL MALL" Paiki Third Floor, (1) Shop no. 3006, Super Built Up area measuring 1296.00 Sq. Fts., i.e. 120.45 Sq. Mtrs., (2) Shop no. 3007, Super Built Up area measuring 2134.00 Sq. Fts., i.e. 196.33 Sq. Mtrs., (3) Shop no. 3008, Super Built Up area measuring 1405.00 Sq. Fts., i.e. 130.58 Sq. Mtrs., (4) Shop no. 3018, Super Built Up area measuring 1996.00 Sq. Fts., i.e. 185.50 Sq. Mtrs., at Registration District & Sub-District Udhana District Surat within the State of Gujarat and bounded as under.						
6.	0456AHA00002173	CHIRAG HIMMATBHAI DHOLA (Borrower/Mortgagor) PRIYA PRAFULBHAI DUDHATHA (Co-Borrower I)	1st June, 2023 issued u/s 13(2) of SARFAESI Act - Rs.1,33,31,209/- (Rupees One Crore Thirty-Three Lakhs Thirty-One Thousand Two Hundred Nine Only)	27.10.2026	Rs 69,08,733 (Rupees Sixty Nine Lakhs Eight Thousand Seven Hundred and Thirty Three Only) EMD: Rs 6,90,873 (Rupees Six Lakhs Ninety Thousand Eight Hundred and Seventy Three Only)	Rs 1,81,55,459 (Rupees One Crore Eighty one Lakhs Fifty Five Thousand Four Hundred and Fifty Nine only) due as on 17th July 2026
Details of Secured Assets : All that Piece and Parcel of bearing Non-agricultural plot of land in Moje Pholpada, lying being land bearing R.S. No. 117, Known as "JAYASHAPURI CO. OP. HO. SOCIETY LTD." Paiki Plot no. 17, Plot measuring 126.80 Sq. Mtrs., i.e. 1365.00 Sq. Ft., City Survey Ward Pholpada Nondin no. 8556, as per City Survey measuring 136.92 Sq. Mtrs., Surat Mahanagarpalika Office Tenement no. 18B-17-0241-0-001-003, Along with Road, C.O.P. Undivided Share of Land, at Registration District & Sub-District Choryasi, District Surat within the State of Gujarat - 395008.						
7.	0456AHA00003508	Mahesh Kakdia (Borrower) Shardaben Kakadia (Co-Borrower I)	20th June 2024 issued u/s 13(2) of SARFAESI Act - INR 57,21,527/- (Rupees Fifty-Seven Lakh Twenty-One Thousand Five Hundred Twenty-Seven Only)	26.10.2026	Rs 58,50,000/- (Rupees Fifty Eight Lakhs Fifty Thousand only) EMD: Rs 585000 (Rupees Five Lakhs Eighty Five Thousand only)	Rs 74,03,027/- (Rupees Seventy Four Lakhs Three Thousand and Twenty Seven only) outstanding as on 05th October 2026
Details of Secured Assets : All that piece and parcel of properties namely Non-agricultural Plot of land in Moje Piplod, Surat lying being land bearing Survey No.59 & 61, T.P. Scheme no 6 (Piplod), F.P. No.67 Paiki Block - E measuring 1227.00 Sq. Mtrs., Known as "MAHIMA" Paiki Ninth Floor, Flat no.9/A, Undivided Share of Land measuring 13.00 Sq. Mtrs., Surat Mahanagar Palika Tax Bill Carpet measuring 88.17 Sq. Mtrs., at Registration District & Sub-District Surat & District Surat, within the State of Gujarat						
8.	0456MMA00014212	Ajay Kumar Garg (Borrower) Sumanben Garg (Co-Borrower I)	11.06.2026 Rs. 65,96,564/- (Rupees Sixty Five Lakhs Ninety Six Thousand Five Hundred and Sixty Four only) (due as on 08th June 2026	30.10.2026	Rs 69,67,620/- (Rupees Sixty Nine Lakhs Sixty Seven Thousand Six Hundred Twenty Only) EMD: 6,96,762/- (Rupees Six Lakhs Ninety Six Thousand Seven Hundred Sixty Two Only)	Rs 51,94,994/- (Rupees Fifty One Lakhs Ninety Four Thousand Nine Hundred Ninety Four Only) Due as on 07.10.2026
Details of Secured Assets : All that Piece and Parcel of bearing Non-agricultural plot of land in Moje Kadodara, Palsana lying being land bearing Block no. 83, Plot no. 11 To 15 paiki measuring 14840.00 Sq. Mtrs., Paiki Plot no. 12 (As per 7/12 Block no. 83/11 To 15/12), measuring 2065.97 Sq. Mtrs., & Plot no. 13 (As per 7/12 Block no. 83/11 To 15/13), measuring 2604.84 Sq. Mtrs., & Plot no. 14 (As per 7/12 Block no. 83/11 To 15/14), measuring 2055.22 Sq. Mtrs., Total measuring 6726.03 Sq. Mtrs., Known as "SHYAM PLAZA" Building Ground Floor Paiki Shop no. G/90, Super Built Up measuring 425 Sq. Fts., Built Up measuring 23.04 Sq. Fts., & Undivided Share of Land measuring 12.38 Sq. Mtrs., & Shop no. G/91, Super Built Up measuring 429 Sq. Fts., Built Up measuring 23.14 Sq. Mtrs., & Undivided Share of Land measuring 12.43 Sq. Mtrs., & Shop no. G/92, Super Built Up measuring 430 Sq. Fts., Built Up measuring 23.26 Sq. Mtrs., & Undivided Share of Land measuring 12.59 Sq. Mtrs., Total Super Built Up measuring 1284 Sq. Fts., Total Built Up measuring 69.44 Sq. Mtrs., & Total Undivided Share of Land measuring 37.31 Sq. Mtrs., at Registrar District & Sub District- Palsana at District Surat within the State of Gujarat and bounded as under (Hereinafter referred to as the "said property"). The property is bounded as under: Shop no. G/90: North: By Shop no. 89 South: By Shop no. 91 East: By Property West: By Passage Shop no. G/91: North: By Shop no. 90 South: By Shop no. 92 East: By Property West: By Passage Shop no. G/92: North: By Shop no. 91 South: By Shop no. 93 East: By Property West: By Passage						
9.	0456MMA00010678 0456MMA00010670 0456AHA00002595	(1) Sagor Gamda (Borrower/Mortgagor) (2) Mitul Sagarbhai Gamda (Co-Borrower)	16.03.2026 17471017 (Rupees One Crore Seventy Four Lakhs Seventy One Thousand and Seventeen only) due as on 11th March 2026	16.11.2026	Rs 62,64,072/- (Rupees Sixty Two Lakhs Sixty Four Thousand Seventy Two Only) EMD: 6,26,407/- (Rupees Six Lakhs Twenty Six Thousand Four Hundred Seven Only)	Rs. 1,78,10,529 (Rupees One Crore Seventy Eight Lakhs Ten Thousand Five Hundred and Twenty Nine only) due as on 25th May 2026
Details of Secured Assets : All the piece and parcel of the immovable property of Commercial Shop NO 1 Built up area measuring 25-99 sq mtrs and commercial shop no 2 built up area measuring 16-55 sq mtrs ground floor bearing city survey ward no 3, city survey no 2059 paiki entire commercial building constructed on the land measuring 197-51 sq mtrs of plot no 79 paiki west side, of Lekh no 441 village morbi Ta. District Morbi of Gujarat State						
9.	0456AHA00001690 0456AHA00002595	Mrs. Rekha Rajesh Kumar Jain (Borrower / Mortgagor) Mr. Rajesh Kumar Jain (Co-Borrower I / Mortgagor) Mr. Yash Rajeshkumar Jain (Co-Borrower II / Mortgagor)	25th July 2024, Rs. 1,11,79,168/- (Rupees One Crore Eleven Lakhs Seventy Nine Thousand Eight Hundred Sixty Eight Only) as on 5th July 2024	30.10.2026	Rs 53,32,124/- (Rupees Fifty Three Lakhs Thirty Two Thousand One Hundred Twenty Four only) EMD: 5,33,212/- (Rupees Five Lakhs Thirty Three Thousand Two Hundred Twelve Only)	Rs. 1,08,01,417/- (Rupees One Crore Seventy Eight Lakhs Ten Thousand Five Hundred and Twenty Nine only) due as on 25th May 2026
Details of Secured Assets : All that Piece and Parcel of bearing non agricultural plot of land in Moje Umra, lying being land bearing R.S. No. 66/3B, T.P. Scheme No. 4 (Umra South), Final Plot No. 10/B, Paiki Block No. 1, Paiki, measuring 1289 Sq. Mtrs. known as "Devdharan Apartment" Paiki Ninth Floor, Flat No. 903, measuring 199.95 Sq. mtrs. i.e. 2150 Sq. fts. Municipal Tenement no. 36A-11-8111-0-001, at Registration District & Sub-District Surat City, District Surat within the State of Gujarat						
Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any. At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and the terms and conditions prescribed: The E-auction of the properties will take place through portal on Auction Tiger _between 2.00 PM to 3.00 PM with limited extension of 5 minutes each. Place: Bhavnagar, Surat, Ahmedabad Date: 08.10.2026						

Sd/- Authorised Officer
Axis Finance Ltd



REFORM ASSET RECONSTRUCTION COMPANY LIMITED
 (FORMERLY KNOWN AS RELIANCE ASSET RECONSTRUCTION COMPANY LIMITED)
 2nd Floor, ICC Chambers-II, Sakhi Vihar Road, Near MTNL Office, Powai
 Maharashtra - 400072, T + 91 2268959000

Demand Notice Under Section 13(2) of Securitisation Act of 2002

Whereas, Reform Asset Reconstruction Company Limited (Formerly known As: Reliance Asset Reconstruction Company Limited) as Trustee of RARC 078 Trust through its Head office Powai, Maharashtra, issued Notice to the borrowers/co-borrowers/guarantors/mortgagors defaulted in the repayment of interest and principal amounts as per due dates for the credit facilities obtained by them and the account has been classified as Non-Performing Asset on the respective dates mentioned hereunder in accordance with the directives/guidelines issued by Reserve Bank of India, consequent to the Authorized Officer of Reform Asset Reconstruction Company Limited (Formerly known As Reliance Asset Reconstruction Company Limited) as Trustee of RARC 078 Trust under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers/co-borrowers /guarantors /mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of receipt of notices. The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice about the same.

Sr.	Loan A/c No. Name of Borrowers, co-borrowers, Mortgagors/ Guarantor	O/s. Amount As per 13(2) Notice	Notice Date NPA Date	Description of Mortgage Property
1.	Loan Account No. (GPLT76): 1. Hansmukhbhai Somabhai Parmar S/O Somabhai Parmar Miyajan/Vankar Vas Miyajan Padara Karjan Vadodara Gujarat 391450 (Borrower) 2. Manjulaben Hansmukhbhai Parmar W/O Hansmukhbhai Parmar Miyajan Vankar Vas Miyajan Padara Karjan Vadodara Gujarat 391450 (Co-Borrower) 2. Harshadabhai Mafatbhai Vankar S/O Mafatbhai Karsanbhai Vankar R/O 3/55, Nawankarnawas Majatan-2, Khokharpara, Motdhora Navi, Vasahat Majatan 391450 (Guarantor)	Rs. 33,34,860/- (Thirty Three Lakh Thirty four Thousand Eight hundred Sixty Only)	5/10/2026 20.07.2021	All that Piece & Parcel of the Residential Patta No. 278, Measuring 791.94 Sq. Feet Situated at Majatan House-Mojas Majatan, Majatan Post Office, Majatan Village Road, Majatan Area, Tal. Padra, Dist. Vadodara Gujarat Property Owner (Mortgagor) Name: Hansmukhbhai Somabhai Parmar East: House of Liladhar Hirabhai West: House of Mafatbhai Karsanbhai North: House of Rameshbhai Jashubhai South: House of Chimanbhai Shanabhai

In the circumstances as aforesaid, the notice is hereby given to the above borrowers/co-borrowers /guarantors /mortgagors (where ever applicable) to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the applicable rules thereunder. Please note that under Section 13 (13) of the said Act, No Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.

Authorized Officer
Reform Asset Reconstruction Company Limited

Date: 08.10.2026 Place: Gujarat (Formerly known As Reliance Asset Reconstruction Company Limited) as Trustee of RARC 078 Trust



PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
 Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
 Regd. Office: 507, Datamal House, Jammnali Bajaj Road, Nariman Point, Mumbai-400021.

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) Guarantor(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/ charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus 2023 Trust 10 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Jana Small Finance Bank Ltd. ("Jana Bank") vide Assignment Agreement dated 28/03/2024 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is" and "Whatever there is" basis along with all known and unknown liabilities on 28.10.2026.

The Authorized Officer of Jana Bank has taken possession of the below described assets being immovable property on 15.08.2024 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorised officer of Pegasus 2023 Trust 10 ("Pegasus").

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s) and Mortgagor(s):	a) Vaghri Vijaybhai Kanjibhai b) Vaghri Parvatiben Vijaybhai
Outstanding Dues for which the secured assets are being sold:	Rs.20,91,884/- (Rupees Twenty Lakhs Ninety One Thousands Eight Hundred and Eighty Four Only) as of 19/12/2023 together with further interest, cost, charges and expenses thereon w.e.f. 20/12/2023 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. Rs. 22,80,506.33 (Rupees Twenty Two Lakh Eighty Thousand Five Hundred and Ninety Three and Thirty Three Paise Only) outstanding as of 06/10/2026 together with further interest, cost, charges and expenses thereon w.e.f. 07/10/2026 till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Vaghri Vijaybhai Kanjibhai All that piece and parcels of immovable Property bearing Shop No.4, measuring 18.00 Sq.mtrs., and Shop No.5, measuring 18.00 Sq.mtrs., total measuring 36.00 Sq. Mtrs., of First Floor, which is Situated Survey No.720/2 Paiki 1 Paiki, of Hari Sami, Ta. Hanji & Dist. Patan. CERSAT SI.ID:40006154394; Asset ID: 200069247457; LAN: 31969630000517;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.5,65,000/- (Rupees Five Lakh Sixty Five Thousand Only)
Earnest Money Deposit (EMD):	Rs.56,500/- (Rupees Fifty Six Thousand Five Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Other Information	Note: Prospective Buyers should conduct independent due diligence on all aspects relating to the schedule property to its satisfaction before submitting Bid(s).
Inspection of Properties:	on 13.10.2026 from 11.30 AM to 3.00 PM
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680609
Last date for submission of Bid:	27.10.2026 till 4:00 PM
Time and Venue of Bid Opening:	E-Auction/ Bidding through website (www.auctionbazaar.com) on 28/10/2026 from 11.00 A.M. to 12.00 Noon.

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers/ Co-Borrowers/ Guarantors and Mortgagors under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website (www.auctionbazaar.com) or contact service provider E-Auction Support; Contact Number: 8370969696 & 7997043999. Email id: contact@auctionbazaar.com / support@auctionbazaar.com. before submitting any bid.

Place: Gujarat Sd/- Authorised Officer, Pegasus Assets Reconstruction Private Limited,
Date: 08.10.2026 Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10



Rajkot Main Branch :
 Bank of Baroda, M.G. Road, Rajkot - 360 001

[See Rule 8(1)] Possession Notice (For Immovable Property)

Whereas The undersigned being the Authorized Officer of Bank of Baroda under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 03.08.2026 calling upon the Borrower /M/s M.B. International (Prop. Late Mohanlal Bhagwanjibhai Vinda) (Borrower) / Address : Manoramya, Jagnath Temple Chowk, Dr. Yagnik Road, Rajkot - 360 004, Mr. Dipen Mohanbhai Vinda (Guarantor and Legal Heir) : Address : Manoramya, Jagnath Temple Chowk, Dr. Yagnik Road, Rajkot 360 004 to repay the amount mentioned in the notices aggregating Rs. 35,13,260.75/- (Rupees Thirty Five Lakh Thirteen Thousand Two Hundred Sixty and Paise Seventy Five Only) as on 29.07.2026 and interest thereon together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment less recovery.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Sub Section (4) of Section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 under section 14 of the said Act on this the 07th day of month October of the year 2026.

The Borrower / Partners / Guarantors / Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the Bank of Baroda for an amount of Rs. 35,13,260.75/- (Rupees Thirty Five Lakh Thirteen Thousand Two Hundred Sixty and Paise Seventy Five Only) as on 29.07.2026 and further interest thereon at the contractual rate plus costs, charges and expenses till date of payment with less recovery.

The Borrower's attention is invited to the provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY

All that Piece and Parcel of the Property i.e. Ward No. 10, Sheet Nondh No. 35, Lekh No. 385, 'Ledihi Mens', Near Matel Auto & Sitarum Dairy, Opp. Jaijai Plot Street No. 6, Canal Road, Rajkot, Pin 360006, in the name of Mr. Mohanlal B Vinda and Bounded as under : North : Canal Road, South : Voklo, East : Public Urinal / Electric Substation Pole / Others Property, West : Other Property

Date : 07.10.2026, Sd/- Authorised Officer,
Place : Rajkot Bank of Baroda



BAJAJ FINANCE LIMITED
 Registered Office: Bajaj Finance Limited, C/o Bajaj Auto Limited Complex Mumbai Pune Road Akurdi Pune 411035 Corporate Office: Bajaj Finance Limited, Off Pune-Ahmednagar Road, Viman Nagar, Pune 411041 Branch Office: Bajaj Finance Limited 3rd Floor Chaitanya Complex Rajpur Road Rassala Bazar Opp Kanya Shala Dassa 385535 Gujarat Authorized Officer's Details: Name: Arsalan Shekh Email Id: arsalan_shekh@bajajfinserv.in Mob No. +91 8200909372

APPENDIX- IV-A (See proviso to rule 8 (6))

e-Auction Sale Notice Under SARFAESI Act 2002

Sale of Immovable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("ACT")

Notice is hereby given to the public in general and to the Borrowers/Co-borrowers/Mortgagor(s) in respect of below mentioned secured asset which is mortgaged with Bajaj Finance Limited ("BFL"), and possession of which has been taken by undersigned Authorised Officer of BFL under the provisions of the ACT will be sold by Auction for recovery of the amount mentioned hereunder and further applicable interest, charges and costs etc. The secured asset described below is being sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" under Rule No. 8 & 9 of the Security Interest (Enforcement) Rules ("the Rules") for recovery of the dues detailed as under:

Name & Address of Borrower	Particulars of E-auction
1. Shree Tirupati Fertilizers thr. Its Prop. Ankilkumar Vijaybhai Mehta R/o. Survey No 22 23 Paiki Plot No 3 Gram Panchayat No 835 Uttar Talad No Bhag Akhol Moti Ta. Deesa Banaskantha Gujarat 385535 Contact: 9408417123 Email id: tirupati.fertilizers@gmail.com Also at: R.S. No.22 paiki plot no. 21 to 24 Ground floor shop no.1 & 1A Mehta Complex Opp. Vandan Party Plot Near Deesa Palanpur Road at Rajpur Deesa Dist. Banaskantha 385535 2. Shree Tirupati Marketing thr. Its Prop. Vijaykumar Mehta R/o. Plot No 3 Survey No 2 2 And 2 3 Paiki Gram Panchayat No 835 Prashchhim Talad Akhol Moti Ta. Deesa Banaskantha Gujarat 385535 Contact: 9408417123 Email id: tirupati.fertilizers@gmail.com 3. Vijaykumar Mehta S/o Mohanlal Mafatal R/o. Vasna Juna Deesa Vasna Banaskantha Deesa Palanpur Gujarat 385540 Contact: 9408417123 Email id: tirupati.fertilizers@gmail.com 4. Ankilkumar Mehta S/o Vijaybhai Mehta Mehta R/o. C. L Park Near Hanuman Mandir Road Banaskantha Gujarat Banaskantha 385535 Contact: 9408417123 Email id: tirupati.fertilizers@gmail.com	Rs. 56,26,909/- (Rupees Fifty Six Lakhs Twenty Six Thousand Nine Hundred Nine Only)
Loan Account Number	P589PFB10244615
Statutory Demand Notice u/s. 13(2) Date & Amount	Notice dated 14.07.2025 Demand amount Rs. 49,95,541/-
Outstanding Amount as on 07/10/2026	Rs. 56,26,909/- (Rupees Fifty Six Lakhs Twenty Six Thousand Nine Hundred Nine Only)
Description of Immovable Property	All that piece and parcel of R.S. No.22 paiki plot no. 21 to 24 Ground floor shop no.1 & 1A Mehta Complex Opp. Vandan Party Plot Near Deesa Palanpur Road at Rajpur Deesa Dist. Banaskantha 385535 alongwith proportionate share in common areas (Carpet area of Shop No 1- 16.40 Sq.Mtrs; Carpet area of Shop No. 1A- 8.28 Sq.Mtrs; Total area 24.68 Sq.Mtrs) Bounded as:- East: Road; West: Shop No. 2 and 2A; North: Parking and Open Land; then Highway Road; South: Stair As per site visit; East: Internal Road; West: Shop No. 2 and 2A; North: Parking and Open Land; then Highway Road; South: Internal Road
Reserve Price in INR	Rs. 43,01,250/- (Rupees Forty Three Lakhs One Thousand Two Hundred Fifty Only)
EMD	Rs. 4,30,125/-
E-auction date & time	24/10/2026 11:00 am to 1:00 pm
E-auction Portal	https://bankauctions.in
Last date of submission of EMD	23/10/2026
Bid Increment Amount in Rs.	Rs. 25,000/-
Encumbrance Known to Secured Creditor	Not Known
Date of Inspection of Property	From 09/10/2026 to 23/10/2026 on working day between 10.00 AM to 5.00 PM with Prior appointment

Public in General and Borrowers in particular please take notice that if in case auction on date scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty, at the discretion on of the secured creditor. For detailed terms and conditions of the sale, please refer to the link <https://bankauctions.in> and <https://www.bajajfinserv.in/sarfaesi-auction-notices>

Date: 07/10/2026 Authorized Officer,
Place: Pune Bajaj Finance Ltd.



पंजाब नैशनल बैंक Punjab National Bank
 ARMB Rajkot, 2nd floor, 3P Sapphire Building, Race Course road, Rajkot, Gujarat - 360001, Phone - 9781333069,
 Email - csb304@pnb.bank.in

PUBLIC E-A